

**Topham
Larard**

COMMERCIAL

**Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents**

TO LET

Open Plan Retail Unit



**4 Southgate
Hessle
HU13 0RB**

Topham Larard Commercial
The Old Hayloft 4A Lord Roberts Road
Beverley East Yorkshire HU17 9BE
01482 650000

info@tophamlarard.co.uk
www.tophamlarard.co.uk

Topham Larard Commercial is a trading name of Larards Commercial Ltd
Co Reg No 4687902 England





Location

The premises are located fronting Southgate in the centre of Hessle which is situated approximately four miles west of Hull City Centre. Hessle is a popular retailing area with a mix of national and local occupiers including Boots Pharmacy, Oxfam, Heron Foods, Co-op Supermarket, Age Uk, Coral and William Hill Bookmakers, Spec Savers, British Red Cross and various others. Southgate is one of the main vehicular routes through Hessle therefore it benefits from good levels of passing traffic and on street car parking is available along Southgate in the Square and a large Local Authority free car park located adjacent to Hessle Square.

Description

The premises comprise a ground floor open plan retail unit with large display window to the front. The ground floor has a suspended ceiling including lighting and a wood affect floor. Located to one side an area has been divided off to create a storage facility and located to the rear is a small office and kitchen with adjacent wc.

Accommodation

Retail Area incl kitchen	63.10 sq m	(680 sq ft)
Store, kitchen/staff	4.83 sq m	(52 sq ft)
WC	-	-

Tenure

The premises are offered by way of a new lease for a minimum term of three years however longer would be preferred subject to effective full repairing and insuring terms.

Business Rates

Our enquiries indicate the premises are listed as follows:-

Shop and Premises Rateable Value £10,000

The premises will therefore qualify for small business rates relief and a qualifying tenant will be exempt from the payment of rates.

Use

The premises can be utilised for General Retail and Professional Services falling under an E employment planning use. A5 Hot Food Takeaway will not be permitted.

Fixtures and Fittings

Only those fixtures and fittings specifically mentioned in these particulars are to be included in any letting.



Energy Performance Certificate

Our enquiries indicate the premises have an EPC rating as follows:-

Rating A24

Expiry 13 January 2035

Rent

The premises are offered as detailed above at a rent of **£14,000 per annum** which will be paid monthly in advance and exclusive of all other outgoings.

Viewings

Strictly by appointment through the Sole Agents

Topham Larard Commercial

The Old Hayloft

4A Lord Roberts Road

Beverley

HU17 8AE

Tel No. 01482 650000

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